

**ORDINANCE NO. 20061214-066**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6400 F.M. 969 ROAD IN THE MLK-183 NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-NEIGHBORHOOD PLAN (GO-MU-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office-neighborhood plan (GO-NP) combining district to general office-mixed use-neighborhood plan (GO-MU-NP) combining district on the property described in Zoning Case No. C14-06-0173, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.306 acre tract of land, more or less, out of the J.C. Tannehill League, Survey No. 29, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 6400 F.M. 969 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

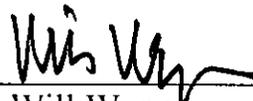
**PART 2.** The Property is subject to Ordinance No. 021107-Z-12b that established the MLK-183 neighborhood plan combining district.

**PART 3.** This ordinance takes effect on December 25, 2006.

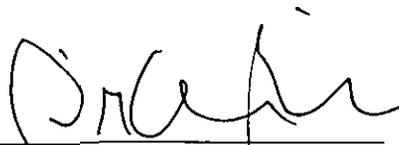
**PASSED AND APPROVED**

December 14, 2006

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§  
§

  
Will Wynn  
Mayor

APPROVED:

  
David Allan Smith  
City Attorney

ATTEST:

  
Shirley A. Gentry  
City Clerk

**EXHIBIT "A"**

**FIELD NOTES** describing 0.306 acres of land out of and a part of the J.C. Tannehill League Survey No. 29, situated in Travis County, Texas, said 0.306 acre tract being more particularly described as being a portion of Lot 1, Block A, Resubdivision of Stone Ridge Section 1, recorded in Book 98, Page 137, Plat Records of Travis County, Texas, said 0.306 tract being more particularly described by metes and bounds as follows:

**BEGINNING** at an iron rod found at the most Northerly corner of Lot 1, Block A, Resubdivision of Stone Ridge Section One, a subdivision in Travis County, Texas, recorded in Book 98, Page 137 of the Travis County Plat Records, same being an interior corner of a 5.231 acre tract conveyed to The Trust for Public Land recorded in Document # 2000031173, Official Records of Travis County, Texas,

**THENCE** along the Easterly line of said Lot 1, Block A, same being the most Southerly East line of said 5.231 acre tract, S 25 degrees 27 minutes 26 seconds E, a distance of 122.03 feet to an 5/8" iron rod set with cap marked "WEBB-4125" for the most Easterly corner hereof,

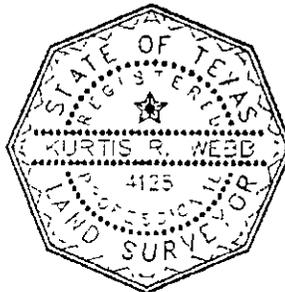
**THENCE** through the interior of said Lot 1, Block A, N 79 degrees 09 minutes 09 seconds W, a distance of 307.19 feet to an 5/8" iron rod set with cap marked "WEBB-4125" in the West line of said Lot 1, Block A, same being in the East line of a 1.019 acre tract of land recorded in Volume 10781, Page 1227, for the Southwest corner hereof;

**THENCE** along the West line of said Lot 1, Block A, same being the East line of said 1.019 acre tract, N 27 degrees 43 minutes 48 seconds E, a distance of 75.17 feet to an iron rod found for the Northwest corner of said Lot 1, Block A, same being the Northeast corner of said 1.019 acre tract of land, also being the Northwest corner of said Lot 1, Block A, and being an interior line of said 5.231 acre tract, for the Northwest corner hereof,

**THENCE** along the Northerly line of said Lot 1, Block A, same being the Southerly line of said 5.231 acre tract the following two (2) courses:

- 1 S 80 degrees 28 minutes 52 seconds E a distance of 149.90 feet to an iron rod found at an angle point in the North line of said Lot 1, Block A;
- 2 N 27 degrees 45 minutes 10 seconds E a distance of 142.65 feet to the **POINT OF BEGINNING** and containing 0.306 acres of land, more or less.

  
Kurtis R. Webb  
R.P.L.S. #4125  
July 30 2006



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CAVALIER PARK  
SECTION ONE, BK. 4 PG 16  
R.R.T.C.T



G.C. MCMURDO III  
1.019 ACRES  
VOL 10781, PG 1227  
R.P.R.T.C.T

5.231 ACRES  
THE TRUST FOR  
PUBLIC LAND  
DOC# 2000031173

75.17'  
N 27°43'48"E

S 27°43'48"W 240.56'  
FENCE LINE

80°28'52"E 149.90'  
N 27°45'10"E 142.65' P.O.B.

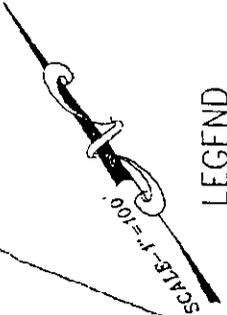
N 78°09'09"W 307.19'

REMAINDER OF  
LOT 1, BLOCK A  
RESUBDIVISION OF  
STONE RIDGE, SECTION 1  
BK 98 PG 137  
P.R.T.C.T

N 25°27'26"W 224.88'

S 25°27'26"E 122.03'

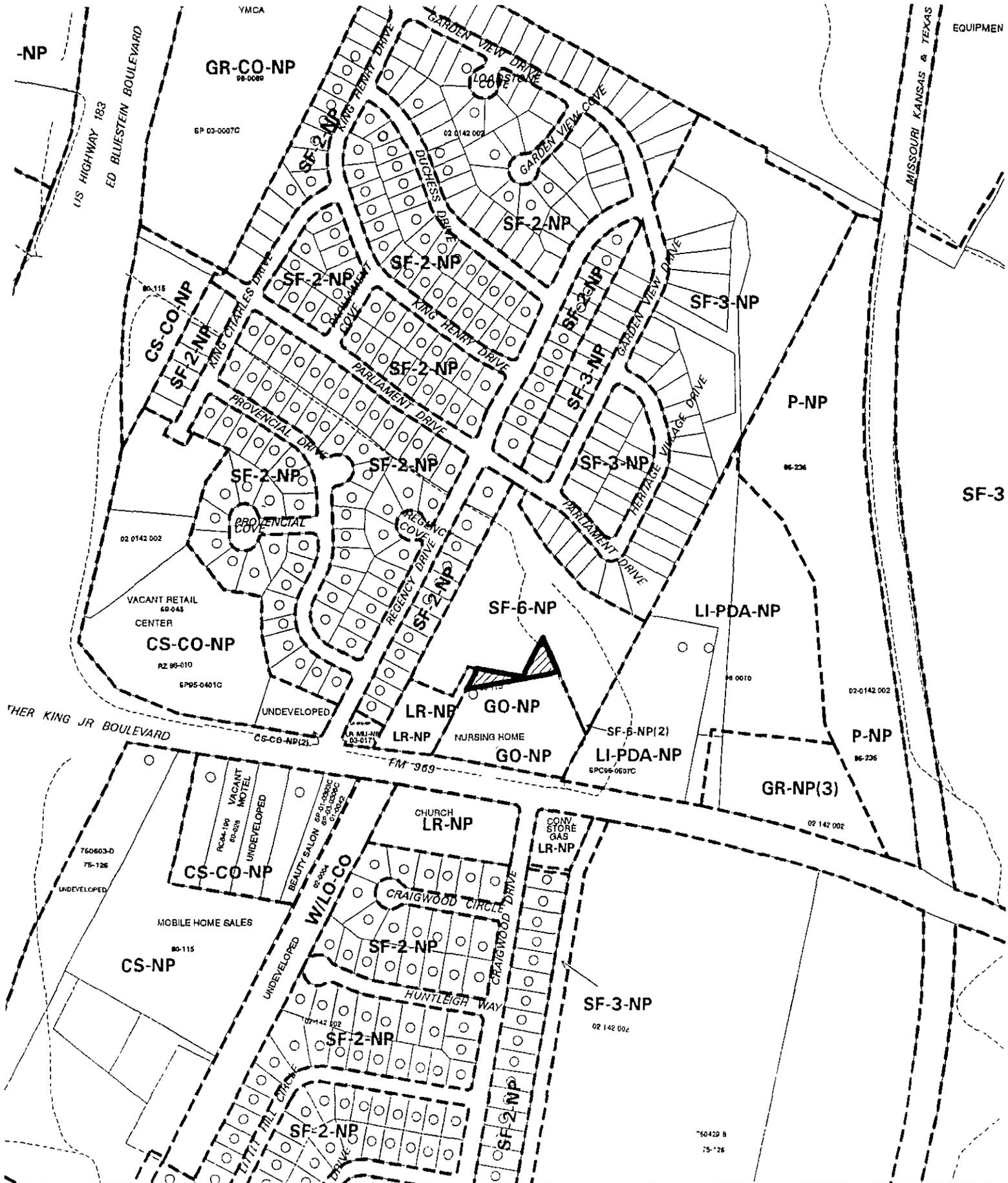
F.M. ROAD 969



## LEGEND

- IRON ROD FOUND
- IRON ROD SET

0.306 acres of land out of and a part of the J.C. Tannehill League, Survey No. 29, situated in Travis County, Texas, said 0.306 acre tract being more particular described as being a portion of Lot 1, Block A, Resubdivision of Stone Ridge Section 1, recorded in Book 98, Page 137, Plat Records of Travis County, Texas



	SUBJECT TRACT	<b>CASE #</b> C14-06-0173 <b>ADDRESS</b> 6400 FM 969 RD <b>SUBJECT AREA (acres)</b> 0.306	<b>ZONING EXHIBIT B</b>  <b>DATE</b> 06-09 <b>INTLS</b> SM	<b>CITY GRID REFERENCE NUMBER</b> N24
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR R HEIL			

1" = 100'